

# 7701 SOUTHERN DRIVE

7701 Southern Drive Springfield, Virginia

**NEW  
REDUCED  
PRICE!**



## WAREHOUSE SPACE FOR LEASE

### AVAILABILITY

#### Suite D

- 34,267 - 79,957 SF
- 9 loading docks with levelers and dock seals
- All electric dock door openers
- New T5 lighting

#### Suite C

- 45,062 SF
- Open Warehouse
- 2 Docks & 1 Ramped Drive-in
- Available December 2018

### PROPERTY FEATURES:

#### Location

Strategic location just off I-95, I-395, and The Capital Beltway (I-495)

- Existing small office and break room
- Tilt-up concrete construction
- 21' Clear Ceiling Height
- 30' x 40' column spacing
- Ample tractor trailer access

- Heavy floor load capacity (1,000lbs/SF)
- New T5 lighting
- Rail access with rear loading platform and loading doors
- Institutional Ownership

#### Rate

\$7.50 NNN PSF

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703-268-2735

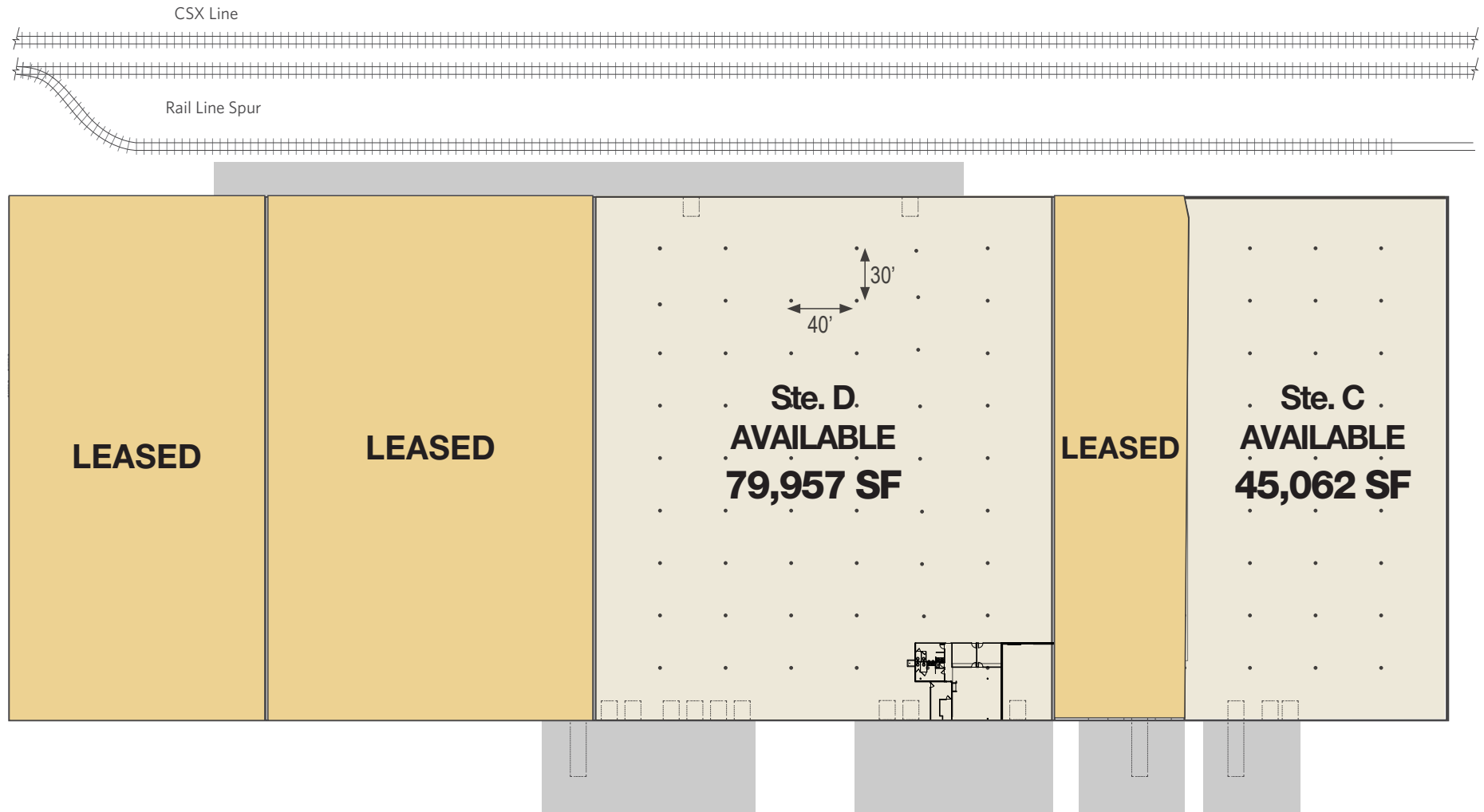
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FLOOR PLAN

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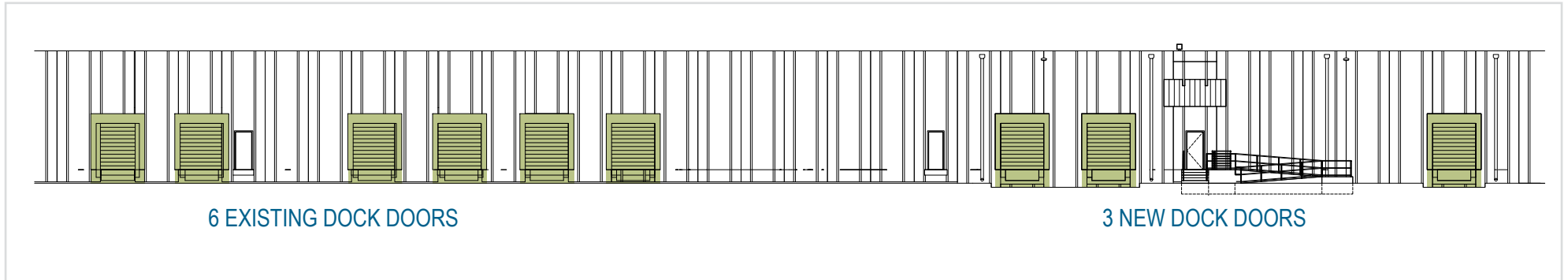
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ELEVATION

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PHOTOS

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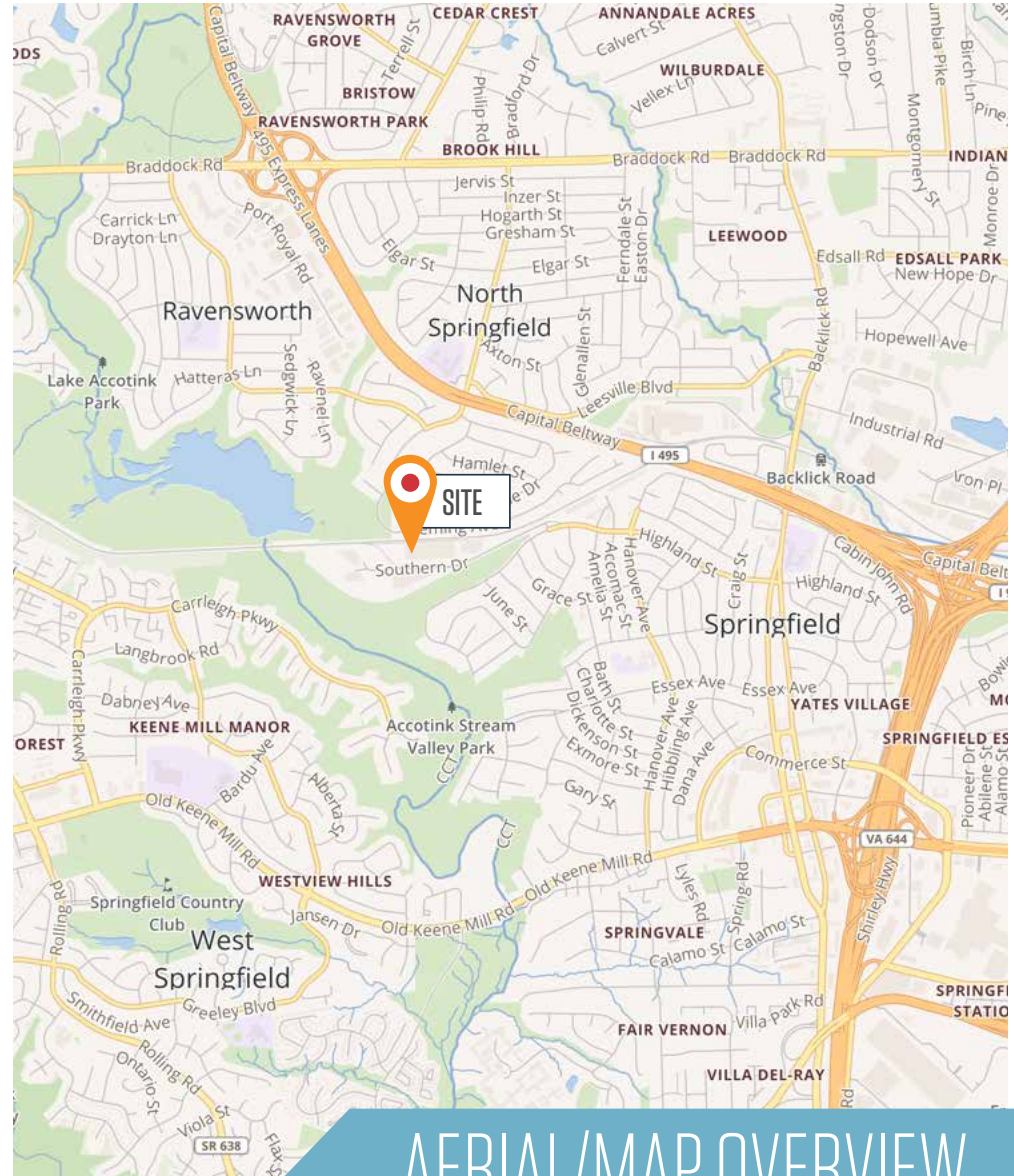
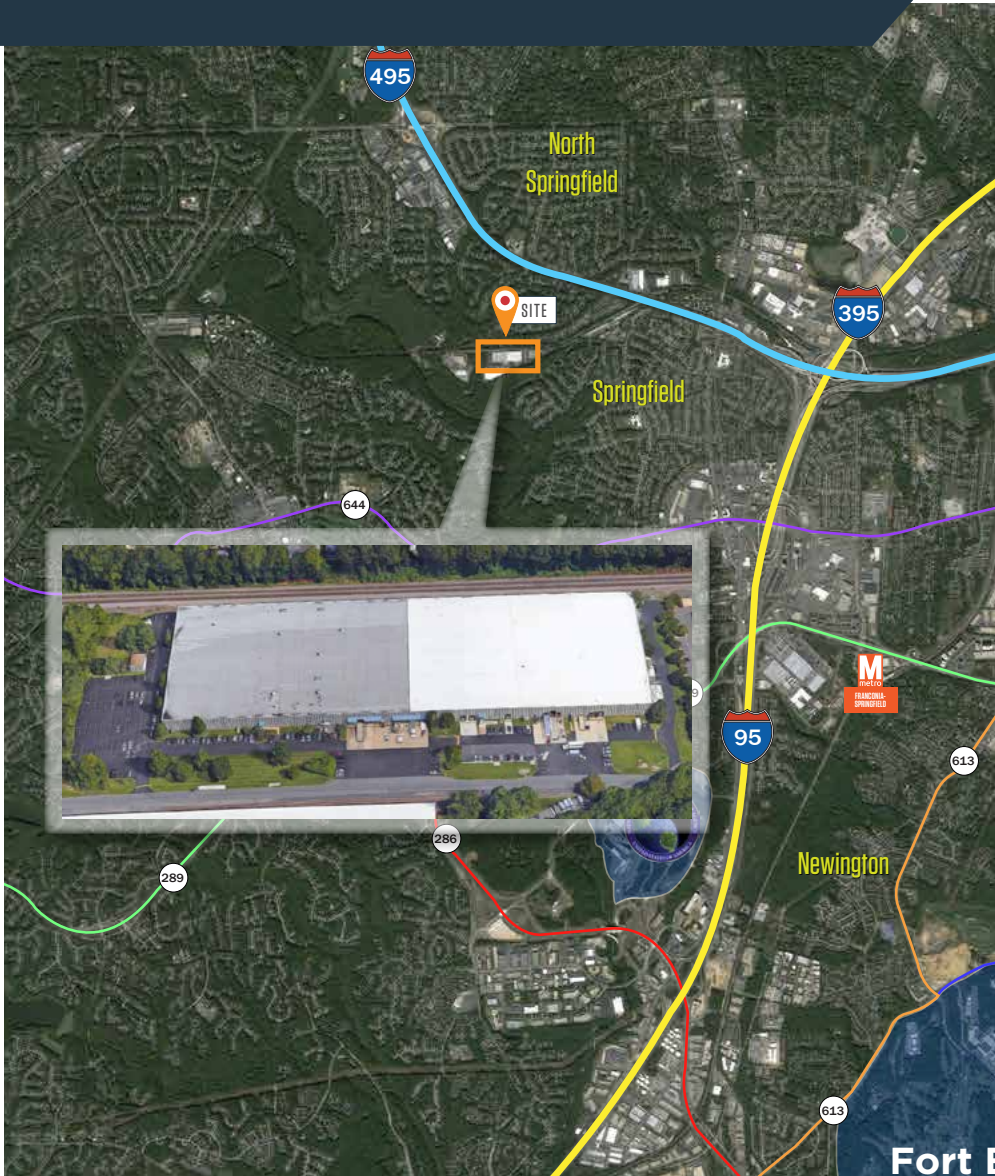
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**NAI** klnb



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### AERIAL/MAP OVERVIEW

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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The logo for NAI klnb features the letters 'NAI' in a bold, dark blue font, followed by a stylized red and blue graphic element, and then the lowercase letters 'klnb' in a dark blue font.